

Souillac Golf & Country Club: Spacious 4 bed in prime central location on the resort .Lot 46 : Midi Pyrenees

EXCLUSIVE



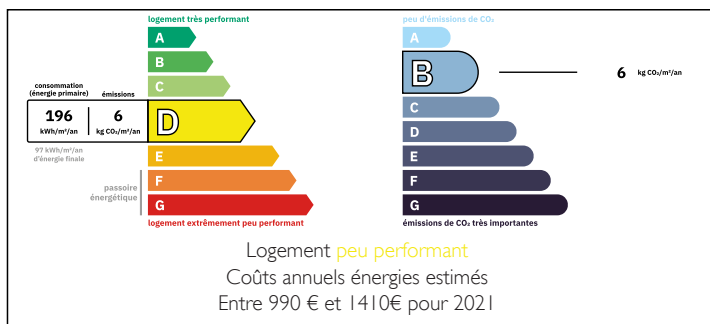
## INFORMATION

Town:	Lachapelle-Auzac
Department:	Lot
Bed:	4
Bath:	2
Floor:	92 m2
Plot Size:	626 m2

## IN BRIEF

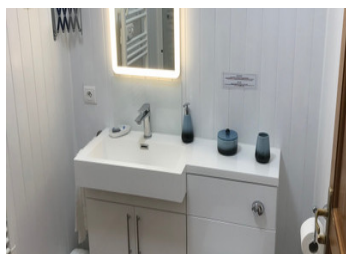
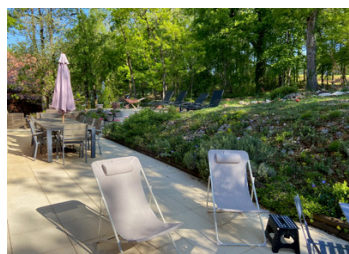
Well maintained 4 bedroom 2 bathroom centrally heated freehold offering a prime location on the Souillac Golf & Country Club not far from the central facilities in the Clubs Les Tilleuls hamlet. Lot Midi Pyrenees . Fully furnished property with air conditioning. Secluded hamlet with two swimming pools. Rental & maintenance services. International airport 15 mins connections to London City & Paris Orly. . A20 Motorway Paris/Toulouse 10 mins.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 842 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

### Description

Located on managed child friendly and safe resort complex with 3 pools visible from the house, including a main pool, toddler friendly pool and a large plunge pool. Tennis courts, club house with further swimming facilities, 18 hole golf course this well maintained light and airy 4 bedroom detached freehold property comes with turnkey rental & mgt facilities.

Ready for immediate occupation & rental.

Detached wooden Lodge comprising: Individual parking space for two vehicles porch & entrance area. Spacious grounds around the property with wonderful views out on to the second fairway to the rear of the house.

Ground Floor: Leading off the entrance porch, newly refurbished ground floor shower & WC, open plan lounge & dining area. 1 x twin bed Bedroom.

Kitchen: Including fully fitted kitchen with oven, induction hob, dishwasher, fridge freezer microwave & washing machine.

A large set of patio doors lead on to the terrace area from the lounge area giving a wonderful sense of light and space to the rooms.

1<sup>st</sup> Floor: Family bathroom with bath/overhead shower, basin & WC then 3 further bedrooms 2 with kingsize beds French doors on to balconies and the third with twin beds.

Utilities provided are mains electricity, water, telephone, satellite TV (sky sports). Heating is by electric radiators & air conditioning.

Located in the renowned "Dordogne Valley" close to the historic market town of Sarlat & World Heritage Site of Rocamadour lies the small resort of Souillac Golf & Country Club. The Club is 10 minutes from the...